

STATE OF ALABAMA)

1187

SHELBY COUNTY)

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the conveyance from J. D. Matheson, Jr., to the undersigned Bayard S. Tynes, by deed of even date herewith executed and delivered contemporaneously herewith, of certain rights and interests in real property situated in Shelby County, Alabama and lying west of Yellow Leaf Creek, and in further consideration of the agreement, hereinafter set forth, of said J. D. Matheson, Jr. to assume and pay in full as and when due that certain mortgage recorded in Mortgage Book 333, page 580, in the Office of the Judge of Probate of said county, the undersigned Bayard S. Tynes and wife, Carolyn D. Tynes, do by these presents grant, bargain, sell and convey unto the said J. D. Matheson, Jr., the following described rights and interests in real estate situated in Shelby County, Alabama:

All of the undivided one-half interest of the grantor Bayard S. Tynes in and to:

The NW1/4 of Section 17, Township 20 South, Range 2 East;

The NE1/4 of SW1/4 and all that part of the W1/2 of SW1/4 of Section 17, Township 20 South, Range 2 East, that lies East of Yellow Leaf Creek;

All that part of the N1/2 of NE1/4 of Section 18, Township 20 South, Range 2 East that lies East of Yellow Leaf Creek; and

All that part of the SE1/4 of NE1/4 and that part of the NE1/4 of SE1/4 of Section 18, Township 20 South, Range 2 East, that lies East of Yellow Leaf Creek;

J. D. Matheson
3628 - Country Club Rd.
Birmingham - AL 35213

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Together also with all of the right, title and interest of the undersigned grantor Bayard S. Tynes in and to all other real estate and interests in real estate, if any, now owned or claimed by said Bayard S. Tynes located in the vicinity of the real estate particularly described above and lying east of Yellow Leaf Creek, in Shelby County, Alabama;

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All subject to (1) taxes for the current tax year and subsequent tax years; (2) rights acquired by Alabama Power Company by Civil Action No. CA 660769 in the United States District Court for the Northern District of Alabama - Southern Division; (3) transmission line permits to Alabama Power Company dated April 3, 1947 and recorded in Deed Book 129, page 342 and dated September 20, 1950 and recorded in Deed Book 143, page 308, all in said Probate Office; and (4) said mortgage recorded in Mortgage Book 333, page 580, in said Probate Office, which the grantee herein, J. D. Matheson, Jr., by the acceptance by this deed, expressly assumes and agrees to pay as and when due;

TO HAVE AND TO HOLD to the said J. D. Matheson, Jr., his heirs and assigns forever.

And the undersigned grantor, Bayard S. Tynes, does for himself, his heirs and assigns, covenant with said J. D. Matheson, Jr., his heirs and assigns, that the said grantor Bayard S. Tynes is lawfully seized in fee simple of an undivided one-half interest in the said real estate hereinabove particularly described; that his said interest therein is free from all encumbrances except those expressly enumerated above, including but not limited to the said mortgage hereby assumed by J. D. Matheson, Jr.; that said grantor has a good right to sell and convey the same as aforesaid; and that he will, and his heirs and assigns shall, warrant and defend the same to the said J. D. Matheson, Jr., his heirs and assigns, forever against the lawful claims of all persons other than those claiming through or under said encumbrances expressly enumerated above.

This deed is given to correct the deed from Bayard S. Tynes and Carolyn D. Tynes to J. D. Matheson, Jr., given on December 23, 1975 and recorded in Deed Book 296, page 331 in the Probate Office in Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned Bayard S. Tynes and wife, Carolyn D. Tynes, have hereunto set their hand and seals on this 21 day of Oct, 1983.

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Bayard S Tynes
Bayard S. Tynes

Carolyn D. Tynes
Carolyn D. Tynes

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Bayard S. Tynes, and wife, Carolyn D. Tynes, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of Oct, 1983.

Catherine Wadaty
Notary Public

This instrument was prepared by:

J. Richard Teel
600 North 19th Street
Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO. My Commission Expires February 9, 1987
I CERTIFY THIS INSTRUMENT WAS FILED
Corrected
1983 OCT 24 PM 4:31 Rec. 450
100
550
Thomas A. Snowden, Jr.
JUDGE OF PROBATE